

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On August 23, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on August 23, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF August 16, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of August 16, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 12-208 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 102-340-10
Grantor: Carol C. Greenberg
Property: 296 Rowayton Avenue, Norwalk, CT
Project Purpose: Reconstruction of Rowayton Avenue Beneath Railroad Bridge No. 4152R
Item Purpose: Acquisition of approximately 479 +/- SF drainage right of way and the contributory value of site improvements all for highway purposes.

Staff reported that Railroad Bridge No. 4152R carries the Metro-North Railroad over Rowayton Avenue in the southwestern section of the City of Norwalk. Rowayton Avenue provides access to the Rowayton Rail Station from U. S. Route 1 to the north and from Route 136 to the south. The replacement of the bridge will increase vertical clearance from 11'2" to 12'1" by reconstructing and lowering Rowayton Avenue. Rowayton Avenue will be widened to a curb to curb width of 28 feet. Drainage will be improved. A five foot sidewalk will be added on Rowayton's east side from Belmont Place to 175 feet north of RR Station Drive. Concrete retaining walls with a natural stone facing will be reconstructed on the east side from Belmont Place north to the bridge and on the west side opposite RR Station Drive north 175 feet.

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At 295 Rowayton Avenue, DOT is acquiring a drainage right of way and landscaping in an area of 479 sq. ft. The drainage right of way area is located along the property’s southerly boundary along a private road known as Carolyn Court. Consistent with DOT’s agreement with FHWA an estimate of compensation (EOC) worksheet has been prepared for the subject taking. This process is used when for simple acquisitions related to minor site improvements where the total cost is typically less than \$10,000.

The subject property contains 0.146 acre and is improved with a single family residence. The EOC established a unit value of \$65.00/SF. Hence the taking was valued as follows:

Item	Calculation	Total
Drainage right of way	479 SF @ \$65.00/SF x 20%	\$6,277
Contributory value of landscaping	Lump sum	\$2,100
Total:	\$8,377, say	\$8,400

Staff recommended Board approval is recommended for the following reasons:

1. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes.
2. The acquisition value is supported by the estimate of compensation prepared by DOT.

Chairman Greenberg commented that he is very familiar with this area and can clearly understand the need for improvements to this rail bridge crossing and other similar crossings in Fairfield County.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-206 **Transaction/Contract Type:** AE / Amendment
Project Number: BI-YS-170 **Origin/Client:** DCS/DCF
Contract: BI-YS-170-ARC Contract Amendment #1
Consultant: Fletcher-Thompson, Inc.
Property: Connecticut Juvenile Training School, Middletown
Project Purpose: Additions and Renovations to Connecticut Juvenile Training School
Item Purpose: Contract Amendment #1 for the consultant to provide additional design services related to program modifications and agency scope revisions based upon revised age-based enrollment projections

Mr. Dillon reported that this project involves the design and construction of a separate and secure Training School on the south side of the campus for younger age group male juveniles by making alterations and renovations to the existing Building #2 in addition to providing renovations and a small addition to Building #4. The project will also include the design and construction of a new Education and Visitation Building encompassing approximately 17,000 GSF with associated site work and alterations to the existing campus south loop road to separate parking and create an additional recreational area. This project has been necessitated due to the *Raise the Age Legislation* that recently took effect in 2010. The impact of this law is that now older youths; 18 to 20 years in age can be part of the juvenile justice

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system. The overall project budget and construction budget are currently \$8,000,000 and \$5,648,975 respectively.

As detailed in the scope letter from Fletcher Thompson Inc. to DCS dated June 28, 2012 the \$108,090 is intended to compensate the Architect for the following additions to the project scope:

- Provide additional design services to include both the site-civil layout and building floor configurations.
- Preparation of all required LEED documentation based on design revisions
- Updates to all the approved project permits based on the expanded and revised site plan.
- Re-bidding of the project.

The architect's base fee as a percentage of Construction Budget is 11.86% whereas the maximum guideline rate for this Group B construction/renovation project is 11.00%. Although, SPRB Staff recommended that the Board approve Contract Amendment #1 in the amount of \$108,090 for Fletcher Thompson Inc. to provide additional project services. Whereas the basic service fee for the project slightly exceeds the established guideline rate of 11.00%; the revised project scope has been requested due to legislative and agency requests which were beyond the control of the design team.

Mr. Pepe and Chairman Greenberg each briefly commented about the *Raise the Age Legislation* and concurred with the rationale for revisions to the project.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-206 - Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-206. The motion passed unanimously.

PRB FILE #12-208 - Mr. Norman moved and Mr. Valengavich seconded a motion to approve PRB File #12-208. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____

Bruce Josephy, Secretary